



**Town of Barrington
Tax Assessor's Office
283 County Road
Barrington, RI 02806**

June 30, 2010

Town Council Members

In Re: Monthly Report – June 2010

Dear Council Members,

The Chain-Of-Title cards have been picked up by representatives from New England Archives and are in the process of being scanned and indexed into a PDF format. The result will provide instant access to historic Chain-Of-Title cards, current transfers are logged into the Assessor's software (Vision) which are updated on a monthly basis on the Vision website. Chain-Of-Title data was converted from the old Govern system and goes back to roughly 1991.

As far as real estate sales go, the first half of 2010 is definitely better than all of 2009. According to the Multiple Listing Service, the median sale price of a single-family dwelling now stands at \$354,500 (based on one hundred & six (106) sales) while for all of 2009 the median was \$305,000. This represents an increase in excess of 16% over last year's median value. While this is still a far cry from the height in 2007 of \$440,000, the median figure is nonetheless going up after two years of decline. After an extremely slow January & February, sales picked up in March and May/June have been very busy months for sales in Barrington. Included in the 2010 sales were two foreclosures, a few estate sales, and a couple of "flips" from 2009 sales. The highest sale to date was at \$1,787,500 for a waterfront ranch built in 1967 located at 66 New Meadow Road. The lowest sale to date was at \$121,500 for a bank-owned property located at 49 Roffee Street. There have been seven foreclosure deeds to date, which is about the same pace as seen in 2009. With the end of the federal tax credit for both first time buyers and existing homeowners, local Realtors predict that the volume of sales activity will drop off substantially in July & August.

The median assessment (for the sales listed above) is approximately 7.9% above the median sale price. I have attached a separate sheet with all the sales in Barrington in 2010, along with the respective assessments, dollar differences, and percentage differences.

The Town of Barrington will be reducing the taxable amount of automobiles by \$500 which is in keeping with the recently revised changes to the phase-out law.

Respectfully Submitted

Michael R. Minardi
Tax Assessor
Town of Barrington

50% preconsumer content



10% postconsumer content

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	#	Street	Date	Sale Price	Assmt.	\$ Diff	% Diff	Plat	Lot	Comments
1	6	Adelaide Avenue	06/22/10	\$ 190,000	\$ 356,800	\$ 166,800	-46.7%	07	039	Teardown, new house Fall 2010
2	11	Opechee Drive	06/04/10	\$ 365,000	\$ 626,300	\$ 261,300	-41.7%	32	114	Waterfront Barrington River
3	49	Roffee Street	01/20/10	\$ 121,500	\$ 206,500	\$ 85,000	-41.2%	22	147	Bank Sale
4	73	Primrose Hill Road	06/24/10	\$ 200,000	\$ 333,400	\$ 133,400	-40.0%	15	001	
5	8	Christine Drive	04/15/10	\$ 240,000	\$ 375,800	\$ 135,800	-36.1%	31	090	
6	204	Waseca Avenue	05/21/10	\$ 200,000	\$ 300,400	\$ 100,400	-33.4%	23	240	
7	14	Walsh Avenue	04/09/10	\$ 168,500	\$ 246,100	\$ 77,600	-31.5%	01	007	Cash sale, "needs cosmetics"
8	10	Short Road	05/28/10	\$ 235,000	\$ 339,600	\$ 104,600	-30.8%	02	143	
9	61	Linden Road	01/15/10	\$ 240,000	\$ 344,800	\$ 104,800	-30.4%	29	211	
10	604	County Road	03/31/10	\$ 200,000	\$ 282,000	\$ 82,000	-29.1%	16	077	Sold as-is per court order
11	40	Middle Highway	04/15/10	\$ 275,000	\$ 387,100	\$ 112,100	-29.0%	16	179	Estate Sale
12	8	Carriage Trail	05/28/10	\$ 465,000	\$ 629,200	\$ 164,200	-26.1%	14	392	
13	39	Sunset Drive	06/14/10	\$ 356,000	\$ 478,900	\$ 122,900	-25.7%	33	223	View plus wfr lot (buildable?)
14	3	Kenmore Court	05/04/10	\$ 207,000	\$ 274,400	\$ 67,400	-24.6%	15	092	Bank Sale
15	28	Old Chimney Road	03/26/10	\$ 434,000	\$ 570,600	\$ 136,600	-23.9%	31	362	
16	60	Governor Bradford	04/28/10	\$ 475,000	\$ 610,400	\$ 135,400	-22.2%	09	233	
17	27	Half Mile Road	05/25/10	\$ 675,000	\$ 856,100	\$ 181,100	-21.2%	24	172	Private Non-MLS Sale
18	24	Anoka Avenue	05/26/10	\$ 210,000	\$ 261,300	\$ 51,300	-19.6%	23	177	
19	11	Northwest Passage	04/29/10	\$ 895,000	\$1,103,500	\$ 208,500	-18.9%	19	292	Expired MLS listing
20	5	Telford Road	06/22/10	\$ 372,500	\$ 459,100	\$ 86,600	-18.9%	25	235	
21	2	Atlantic Crossing	05/03/10	\$ 837,500	\$1,031,800	\$ 194,300	-18.8%	19	302	New home by Atlantic Crossing
22	225	Roffee Street	06/28/10	\$ 160,000	\$ 196,900	\$ 36,900	-18.7%	22	190	2-Bedroom
23	11	Jenny's Lane	06/24/10	\$ 530,000	\$ 649,200	\$ 119,200	-18.4%	25	041	Contemporary
24	55	Chapel Road	05/28/10	\$ 510,000	\$ 612,800	\$ 102,800	-16.8%	04	077	
25	1	Meadowbrook Dr.	04/16/10	\$ 265,000	\$ 317,100	\$ 52,100	-16.4%	32	458	
26	222	Nayatt Road	05/24/10	\$ 400,000	\$ 474,100	\$ 74,100	-15.6%	24	101	Large lot
27	421R	Sowams Road	02/02/10	\$ 490,000	\$ 579,500	\$ 89,500	-15.4%	31	399	Bank Sale
28	11	Hunt Drive	01/26/10	\$ 335,000	\$ 396,000	\$ 61,000	-15.4%	14	295	
29	10	Westwood Lane	04/28/10	\$ 589,200	\$ 696,300	\$ 107,100	-15.4%	35	176	Waterview Only
30	11	Chapman Lane	04/05/10	\$ 361,000	\$ 425,800	\$ 64,800	-15.2%	26	239	
31	198	Waseca Avenue	05/28/10	\$ 234,000	\$ 275,100	\$ 41,100	-14.9%	23	242	
32	323	New Meadow Road	05/28/10	\$ 270,000	\$ 315,500	\$ 45,500	-14.4%	31	219	Sold \$20k above list price
33	24	Stanhope Drive	06/18/10	\$ 415,000	\$ 479,400	\$ 64,400	-13.4%	16	140	
34	129	Rogers Avenue	02/25/10	\$ 215,000	\$ 247,900	\$ 32,900	-13.3%	12	204	
35	14	Terrace Drive	03/22/10	\$ 573,000	\$ 658,400	\$ 85,400	-13.0%	09	268	
36	47	Walnut Road	05/25/10	\$ 445,000	\$ 505,600	\$ 60,600	-12.0%	17	195	Includes 2nd lot
37	15	Manor Road	02/16/10	\$ 375,900	\$ 425,000	\$ 49,100	-11.6%	25	297	Dated interior
38	10	Hanson Road	03/31/10	\$ 374,000	\$ 421,300	\$ 47,300	-11.2%	34	104	
39	20	Lincoln Avenue	04/05/10	\$ 550,000	\$ 618,200	\$ 68,200	-11.0%	17	356	1783 Historic Dwelling
40	36	Fales Avenue	05/24/10	\$ 289,000	\$ 323,700	\$ 34,700	-10.7%	09	053	
41	25	New Meadow Road	03/09/10	\$ 515,000	\$ 576,800	\$ 61,800	-10.7%	27	116	
42	5	Northwest Passage	06/28/10	\$ 855,000	\$ 957,100	\$ 102,100	-10.7%	19	295	
43	86	Blanding Avenue	04/26/10	\$ 250,000	\$ 279,000	\$ 29,000	-10.4%	01	345	
44	51	Governor Bradford	03/19/10	\$ 375,000	\$ 418,300	\$ 43,300	-10.4%	09	155	
45	7	Annie's Way	04/30/10	\$ 450,000	\$ 497,800	\$ 47,800	-9.6%	22	689	
46	25	Charles Street	04/30/10	\$ 305,000	\$ 336,300	\$ 31,300	-9.3%	30	120	
47	116	Governor Bradford	06/23/10	\$ 500,000	\$ 551,200	\$ 51,200	-9.3%	26	085	
48	68	Linden Road	03/19/10	\$ 327,000	\$ 360,200	\$ 33,200	-9.2%	32	044	
49	3	Old Chimney Road	06/11/10	\$ 392,500	\$ 432,200	\$ 39,700	-9.2%	31	262	Bought 5-4-07 for \$500k
50	10	Simmons Road	04/30/10	\$ 316,000	\$ 347,700	\$ 31,700	-9.1%	32	204	
51	4	Bernard Avenue	05/12/10	\$ 435,000	\$ 475,800	\$ 40,800	-8.6%	18	206	
52	62	Ferry Lane	05/28/10	\$ 469,000	\$ 512,300	\$ 43,300	-8.5%	26	178	
53	1	Edgewood Drive	06/15/10	\$ 303,000	\$ 329,400	\$ 26,400	-8.0%	16	123	
54	5	Cheshire Drive	05/12/10	\$ 338,000	\$ 366,800	\$ 28,800	-7.9%	31	291	
55	22	Winthrop Drive	06/24/10	\$ 428,000	\$ 459,100	\$ 31,100	-6.8%	26	118	
56	24	Highview Avenue	05/27/10	\$ 278,000	\$ 297,600	\$ 19,600	-6.6%	14	310	
57	4	Half Mile Road	06/14/10	\$ 530,000	\$ 566,400	\$ 36,400	-6.4%	24	097	Cash Sale
58	624	Maple Avenue	04/28/10	\$ 352,225	\$ 376,200	\$ 23,975	-6.4%	19	059	1855 Brick Home, dated interior

	#	Street	Date	Sale Price	Assmt.	\$ Diff	% Diff	Plat	Lot	Comments
59	48	Primrose Hill Road	02/17/10	\$ 338,500	\$ 360,900	\$ 22,400	-6.2%	16	169	
60	150	Middle Highway	03/31/10	\$ 468,000	\$ 498,400	\$ 30,400	-6.1%	20	175	Corner of Lincoln
61	8	Claremont Road	02/12/10	\$ 270,000	\$ 286,000	\$ 16,000	-5.6%	15	065	
62	6	Caldarone Street	06/15/10	\$ 238,000	\$ 250,200	\$ 12,200	-4.9%	22	656	
63	109	Rogers Avenue	05/08/10	\$ 359,900	\$ 377,200	\$ 17,300	-4.6%	12	214	
64	6	Ferncliffe Road	06/29/10	\$ 440,000	\$ 459,800	\$ 19,800	-4.3%	24	184	
65	72	Teed Avenue	06/03/10	\$ 350,000	\$ 365,000	\$ 15,000	-4.1%	34	019	Slight Waterview, cash sale
66	130	Washington Road	03/08/10	\$ 292,000	\$ 304,100	\$ 12,100	-4.0%	17	013	
67	96	Walnut Road	03/12/10	\$ 242,000	\$ 251,300	\$ 9,300	-3.7%	18	097	
68	8	Centennial Avenue	03/24/10	\$ 280,000	\$ 289,800	\$ 9,800	-3.4%	22	387	
69	19	Robbins Drive	06/21/10	\$ 500,000	\$ 513,100	\$ 13,100	-2.6%	35	207	
70	22	Meadowbrook Dr.	04/30/10	\$ 353,000	\$ 361,800	\$ 8,800	-2.4%	32	473	
71	3	Driftwood Drive	05/20/10	\$ 550,000	\$ 563,600	\$ 13,600	-2.4%	25	131	Short Sale
72	18	Pine Avenue	03/19/10	\$ 332,500	\$ 340,500	\$ 8,000	-2.3%	14	055	
73	676	County Road	06/04/10	\$ 258,500	\$ 263,600	\$ 5,100	-1.9%	14	178	Slab Ranch
74	4	Stanley Avenue	06/29/10	\$ 275,000	\$ 279,900	\$ 4,900	-1.8%	29	037	
75	63	Washington Road	01/27/10	\$ 290,000	\$ 293,600	\$ 3,600	-1.2%	12	291	
76	11	Starbrook Drive	06/15/10	\$ 412,000	\$ 415,900	\$ 3,900	-0.9%	32	383	
77	20	Williams Street	04/30/10	\$ 268,000	\$ 270,100	\$ 2,100	-0.8%	12	053	Flip from 2009 sale
78	8	Echo Drive	01/26/10	\$ 630,000	\$ 633,000	\$ 3,000	-0.5%	05	082	Almeida renovation, cash sale
79	11	Stanley Avenue	01/29/10	\$ 390,000	\$ 387,900	\$ (2,100)	0.5%	29	082	
80	78	Alfred Drown Rd	03/31/10	\$ 900,000	\$ 893,100	\$ (6,900)	0.8%	02	052	New home by Fred Almeida
81	20	Martin Avenue	06/15/10	\$ 377,000	\$ 371,500	\$ (5,500)	1.5%	34	001	
82	8	College Lane	03/15/10	\$ 399,000	\$ 392,300	\$ (6,700)	1.7%	15	203	Owner financed
83	1	Quincy Adams	06/21/10	\$ 735,000	\$ 721,100	\$ (13,900)	1.9%	26	201	
84	53	Martin Avenue	06/21/10	\$ 315,000	\$ 308,100	\$ (6,900)	2.2%	32	092	
85	6	Middle Street	04/30/10	\$ 342,500	\$ 334,200	\$ (8,300)	2.5%	03	120	
86	62	Acre Avenue	01/11/10	\$ 238,000	\$ 231,200	\$ (6,800)	2.9%	35	086	Flip from 2009 sale
87	595	Maple Avenue	03/19/10	\$ 280,000	\$ 271,700	\$ (8,300)	3.1%	19	073	
88	17	Whipple Avenue	06/01/10	\$ 222,500	\$ 215,700	\$ (6,800)	3.2%	22	241	
89	12	Middle Street	05/04/10	\$ 400,000	\$ 387,300	\$ (12,700)	3.3%	03	100	
90	60	Martin Avenue	05/20/10	\$ 330,000	\$ 317,700	\$ (12,300)	3.9%	34	098	
91	6	Cherry Lane	04/30/10	\$ 330,000	\$ 317,600	\$ (12,400)	3.9%	21	086	
92	2	Hunt Drive	06/28/10	\$ 304,833	\$ 292,300	\$ (12,533)	4.3%	14	311	
93	12	Stacy Street	06/24/10	\$ 335,000	\$ 316,800	\$ (18,200)	5.7%	32	097	
94	214	New Meadow Road	03/31/10	\$ 332,000	\$ 313,600	\$ (18,400)	5.9%	32	362	
95	214	New Meadow Road	03/31/10	\$ 332,000	\$ 313,600	\$ (18,400)	5.9%	32	362	
96	26	Appian Way	05/28/10	\$ 350,000	\$ 325,100	\$ (24,900)	7.7%	04	043	Cash sale
97	22	Richmond Avenue	05/01/10	\$ 430,000	\$ 384,200	\$ (45,800)	11.9%	12	046	
98	66	New Meadow Road	06/24/10	\$1,787,500	\$1,582,000	\$ (205,500)	13.0%	28	241	Waterfront Barrington River
99	21	Jenny's Lane	06/28/10	\$ 736,500	\$ 651,800	\$ (84,700)	13.0%	25	197	
100	20	Fessenden Road	03/18/10	\$ 312,500	\$ 275,600	\$ (36,900)	13.4%	10	104	To Be Torn Down
101	11	Boxwood Court	05/18/10	\$ 910,000	\$ 799,000	\$ (111,000)	13.9%	24	245	Totally renovated, cash sale
102	6	Valentine Drive	04/10/10	\$ 415,000	\$ 354,400	\$ (60,600)	17.1%	20	160	
103	261	Lincoln Avenue	02/26/10	\$ 388,750	\$ 328,300	\$ (60,450)	18.4%	21	051	
104	9	Newbrook Drive	06/24/10	\$ 499,900	\$ 391,200	\$ (108,700)	27.8%	32	481	Newly renovated inside & out
105	16	Sowams Road	01/22/10	\$ 475,000	\$ 313,800	\$ (161,200)	51.4%	27	076	Waterview Only
106	36	Jenny's Lane	05/28/10	\$1,275,000	\$ 841,600	\$ (433,400)	51.5%	25	031	
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